

**MINUTES
TOWN OF FORT MILL
PLANNING COMMISSION MEETING
November 24, 2015
112 Confederate Street
7:00 PM**

Present: James Traynor, John Garver, Hynek Lettang, Jay McMullen, Planning Director Joe Cronin, Assistant Planner Chris Pettit, Chief Chipper Wilkerson

Absent: Ben Hudgins, Chris Wolfe, Tom Petty

Guests: Larry Huntley (Town Council), Bryan Tuttle (Tuttle Co.), Debbie Weatherby (Tuttle Co.), Sean Jones (Decker National), Kevin Burrell (Hensley Road), Lindsay Jarvis (Hensley Road), Randy Lee (Crossings Ministries), Robert McLeave (Hinson Property), Boy Scout Troop 250

Chairman Traynor called the meeting to order at 7:00 pm and welcomed everyone in attendance. Chairman Traynor also welcomed members and parents of Boy Scout Troop 250, who were in the audience.

Chairman Traynor noted a minor correction to the minutes from the October 27, 2015, meeting. Mr. Garver made a motion to approve the minutes from the October 27, 2015, meeting as revised, with a second by Mr. McMullen. The minutes were approved by a vote of 4-0.

Planning Director Cronin stated that he had heard from Mr. Hudgins, Mr. Wolfe and Mr. Petty, who would be unable to attend due to scheduling conflicts. He also noted two typos on the agenda cover page.

OLD BUSINESS ITEMS

1. **Annexation Request: Patterson Property:** Planning Director Cronin stated that this item had been deferred during the October meeting so that the applicant could meet with neighboring property owners. A meeting was held on November 17th at the Spratt Building, and was attended by the applicant (including the developer and home builder), Planning Director Cronin, and several residents from Savannah Place and Heritage Court. Bryan Tuttle of the Tuttle Co. spoke on behalf of the applicant. Mr. Tuttle stated that the meeting with the neighboring property owners had been productive, and that the attendees were generally supportive of the project, particularly given the current state of the property. Planning Director Cronin added that residents were satisfied that the R-5 district would require a 35' minimum buffer along the project edge, and also wanted to make sure that there would be no stormwater impact to neighboring properties.

Planning Director Cronin stated that the zoning designation of R-5 was consistent with the town's comprehensive plan, and the maximum allowable density of 3 units per acre was only slightly higher than the neighboring Savannah Place subdivision, which contains 2.5

units per acre. Therefore, staff recommended in favor of R-5 zoning. Chairman Traynor stated that the request appeared to be consistent with the comprehensive plan, while Mr. McMullen expressed concern about smaller separation distances between houses in the R-5 district than in neighboring subdivisions.

Mr. Lettang made a motion to recommend in favor of the annexation with a zoning designation of R-5. Mr. Garver seconded the motion. The motion passed by a vote of 3-1, with Mr. McMullen opposed.

2. **Appearance Review: Academy Street Shell Building:** Assistant Planner Pettit provided a brief overview of the changes submitted by the applicant for a proposed multi-tenant shell building to be located at 120 Academy Street. At the previous meeting, members of the Planning Commission expressed concern about having garage doors at the front and rear of the building. Assistant Pettit noted that a new window design had been submitted which retained the appearance of garage doors at the front of the building, but would not be operational. Members of the commission stated that the remainder of the building design and materials were acceptable, but expressed concern that the window designs on the front of the building were inconsistent with surrounding properties. A discussion took place regarding possible alternatives. Sean Jones provided additional information on behalf of the applicant, Decker National.

Mr. Garver made a motion to grant commercial appearance review approval for the proposed multi-tenant commercial building, and to delegate to staff the ability to approve modifications to the window designs using one of the following options: amending the design to include shorter windows (single pane or multi-pane, with tinting allowed, but no frosted glass) above a brick band in the center of the building, or replacing the windows in the center with the same door-window combination included at both ends of the building. Mr. McMullen seconded the motion. The motion passed by a vote of 3-1, with Mr. Lettang opposed.

NEW BUSINESS ITEMS

1. **Subdivision Request: Hinson Property:** Planning Director Cronin stated that the town had received a subdivision plat from Carolina Surveyors Inc., submitted on behalf of the property owner, Marshall Hinson, to subdivide York County Tax Map Number 020-12001-202, containing 12.134 acres near the intersection of Fort Mill Parkway and Whites Road, into two parcels containing 3.001 acres and 9.133 acres. The property was recently rezoned by town council from PND Planned Neighborhood Development to HC Highway Commercial. Mr. Robert McLeave, an attorney representing Mr. Hinson, stated that the 9.133 acre portion of the property was under contract for sale and would be developed as part of a new shopping center anchored by a Harris Teeter supermarket. The remaining 3.001 acre parcel would be retained and developed by Mr. Hinson. Planning Director Cronin stated that the two parcels were consistent with the town's zoning ordinance, and therefore, staff recommended in favor of approval.

Mr. Garver made a motion to approve the subdivision plat as presented. Mr. Lettang seconded the motion. The motion was approved by a vote of 4-0.

2. **Rezoning Request: 1462 & 1466 N Dobys Bridge Road:** Planning Director Cronin Cronin provided a brief overview of the request, the purpose of which was to consider a rezoning application from the Crossings Ministries for York County Tax Map Numbers 020-11-01-110 and 020-11-01-111, containing approximately 7.6 +/- acres at 1462 and 1466 N Dobys Bridge Road. The applicant was requesting a rezoning of the property from R-15 Residential to GR-A Residential. A previous request to rezone the same parcels from R-15 to HC Highway Commercial was denied by town council earlier this year. Pastor Randy Lee stated that the property was originally zoned for commercial use in the county at the time of purchase, but was later rezoned to R-15 at the time of annexation. The church is now seeking to sell the property, and would like to upzone the property to recoup as much of the original investment as possible.

Planning Director Cronin stated that the property was located in an area designated as “medium density residential” on the town’s future land use map, with a recommended density of 3-5 dwelling units per acre. While staff would support a zoning designation of R-5 Residential or RT-4 Townhome at this location, it was recommended that GR-A, with a maximum allowable density of 8 units per acre, was inconsistent with the comprehensive plan. Staff did note, however, that the property is adjacent to the existing Walnut Lane Apartments, which are also zoned GR-A.

Members of the commission expressed concern about the proposed density being inconsistent with the town’s comprehensive plan. Mr. McMullen stated that he didn’t think that this location was suited for townhomes or apartments. Chairman Traynor asked if the applicant would be open to either the R-5 or RT-4 zoning designations, as these would be more consistent with the density allowances envisioned by the comprehensive plan. Pastor Lee stated that the church would be open to exploring these options and potentially revising its application to one of these districts. Planning Director Cronin stated that the request could be deferred until December, and the applicant can determine whether to withdraw or revise the existing application.

Mr. McMullen made a motion to defer consideration of the request in order to allow the applicant to evaluate alternate zoning designations, and to possibly amend the rezoning request. Mr. Garver seconded the motion. The motion to defer was approved by a vote of 4-0.

3. **Final Plat Approval: Massey Phase 2, Map 1:** Planning Director Cronin informed members of the commission that the town has received a final plat from Jen Worth Carolina 6 LLC for Phase 2, Map 1, of the Massey subdivision (49 single family lots) on S Dobys Bridge Road. Planning Director Cronin stated that staff had not received the requested corrections or an approved list of proposed road names prior to the meeting. Therefore, staff recommended in favor of deferral.

Mr. Garver made a motion to defer consideration of the request until a revised final plat has been received, and all road names have been cleared with York County. Mr. McMullen seconded the motion. The motion to defer was approved by a vote of 4-0.

4. **Capital Improvements Plan Amendment:** Planning Director Cronin stated that town council had voted to proceed with upgrades and renovations to an existing building at 1881 N Dobys Bridge Road for the purpose of converting a temporary fire station located in a residential structure into a fully operational, 24/7 fire station and police substation. Planning Director Cronin stated that he had received a request from the town's Operations Director, on behalf of town council, to draft an ordinance amending the CIP to include Fire Station #2.

Chief Chipper Wilkinson of the Fort Mill Fire Department provided an overview of the project, which includes construction of a new heated bay for two fire trucks, renovations to the interior of the existing building, site work, as well as offices and storage space for a police substation. The cost of the project was estimated by Bobbitt Design-Build at \$777,994, which would be divided among the Fire Department (\$659,258) and Police Department (\$118,736).

Planning Director Cronin stated that the project would be eligible for funding from impact fee revenues, provided the project was included in the CIP. Since the town has collected less than \$10,000 in fire impact fees and \$25,000 in municipal facilities and equipment fees to date, the funds would likely need to be "fronted" by the town's capital projects fund, and reimbursed from impact fee revenues over the next several years.

Mr. Garver made a motion to recommend in favor of the ordinance amending the CIP to include Fire Station #2, adjusting the cost estimates for the south region police substation, and updating the cover page, index, and appendices A and B to reflect these amendments. The budget estimates may be updated as the project cost is further refined. Mr. McMullen seconded the motion. The motion was approved by a vote of 4-0.

5. **Comprehensive Plan Amendment:** Planning Director Cronin stated that this was a companion ordinance to the CIP Amendment. At the time the CIP was first adopted in August 2015, the town's comprehensive plan was also amended so as to incorporate the CIP within the Priority Investment Element of Volume 2: Fort Mill Tomorrow. Should council elect to amend the CIP to include Fire Station #2, then the comprehensive plan should similarly be amended to include the updated version of the CIP.

Mr. Garver made a motion to recommend in favor of the ordinance amending the comprehensive plan to reflect changes to the town's CIP. Mr. McMullen seconded the motion. The motion was approved by a vote of 4-0.

ITEMS FOR INFORMATION / DISCUSSION

1. **December Meeting Date:** Planning Director Cronin stated that the December meeting date was scheduled for Tuesday, December 22nd, and asked if members wished to move the date

forward or back to an alternate date due to the Christmas holiday. The 15th, 16th and 17th of December were discussed as possible alternatives. Since three members were absent, Chairman Traynor recommended that staff send out a Doodle poll to determine the date that works best for the greatest number of commission members. Once a date has been confirmed, staff will notify members of the special called meeting date.

There being no further business, the meeting was adjourned at 8:42 pm.

Respectfully submitted,

Joe Cronin
Planning Director